	., o	or Evaluation officer					
Da	te: September 26, 2025						Χ
PR	C Member:	Denied		87 1010-0-0			
Pu	blic Agency:	Sumner Bonney Lake School Distri	ict – GC/CM		_		
Pro	ject Name:	Bonney Lake High School Renovat	tions & Expansion Project		-		
Red	questing Alterna	ative Subcontractor Selection?	Yes	No x	-1		
Suk	ocontractor/Sub	contract Package(s):	****	= =	– Approve AS	SSP (y/n)	
		Project	t Evaluation Cri	torio	-		
			actor/Construct				
Da	tarmina that			•			
alte	ernative conti	the Agency's proposed use of GC/C racting procedures:		10, 5	tor	Pass	Fail
Α.		ostantial fiscal benefit or traditional delive				Х	
B.	public works	s qualifying criteria under RCW 39.10.34 projects where at least one of the follow	ving is met: (Pass if meets	s 1 of 6)	edure for	Х	
		entation of the project involves complex		Х			
	The proj construct	ect involves construction at an occupied tion; or	d facility which must contin	ue to operate durin	g	х	
	3. The invo	t; or	Х				
		ect encompasses a complex or technical				Х	
		ect requires specialized work on a build					
	, ,	ect is, and the public body elects to proc r, no provision of this chapter pertaining					
		ody expressly elects to procure the proje			111000 1110		
C.		has necessary experience or team: (mu	ist meet all 6 to pass; 1 f	ail fails all)		Х	
		delivery knowledge and experience				Х	
		at contract administration personnel with				Х	
		management plan with clear & logical lin ary & appropriate funding and time to car				X	
	5. Continuit	ty of project management team with proj	iry out the project iect tyne & scone experier	nce		X	
		ary and appropriate construction budget		100		X	
D.		has resolved any audit findings relative t				X	
Αŀ	ternative	Subcontractor Selectio	n Process				
		ne Public Agency's proposed use of alter		ction by the GC/CM	on the		
		e requirements for alternative subcontract				Pass	Fail
E.	Public Benef						
		of alternative subcontractor selection ve					
_		for determining if alternative subcontrac	ctor selection is in the best	interest of the publ	ic		
F.		Engagement/Knowledge ation in the alternative subcontractor sele	action process				
		nt of the GC/CM during the alternative so		0000			
Ser.		Ige of Public Body responsibilities	ubcontractor Selection pro	LESS			
		lae of audit requirements					

Reason for Determination Observations/Concerns:

Relatively new to GC/CB delivery method, however has prepared by discussing process with other school districts and signing up for a course. The District has aligned themselves with professionals that are well experienced in the process.

Lia X Cm	
Signature	

Project Review Committee (PRC) **GC/CM Project Evaluation Sheet** Date: 9-26-25 Approved PRC Member: Mallorie Davies Denied Public Agency: Sumner Bonney Lake School District Project Name: Bonney Lake High School Renovations & Expansions Project Requesting Alternative Subcontractor Selection? Subcontractor/Subcontract Package(s): Approve ASSP (y/n) **Project Evaluation Criteria General Contractor/Construction Manager** Determine that the Agency's proposed use of GC/CM on the project meets the requirements for **Pass** Fail alternative contracting procedures: Provides substantial fiscal benefit or traditional delivery method is not practical. X B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for X public works projects where at least one of the following is met: (Pass if meets 1 of 6) 1. Implementation of the project involves complex scheduling, phasing, or coordination, or X The project involves construction at an occupied facility which must continue to operate during X construction; or 3. The involvement of the GC/CM during the design stage is critical to the success of the project; or X 4. The project encompasses a complex or technical work environment; or X 5. The project requires specialized work on a building that has historic significance; or X 6. The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this chapter pertaining to a heavy civil construction project applies unless the X public body expressly elects to procure the project as a heavy civil construction project. C. Public Body has necessary experience or team: (must meet all 6 to pass: 1 fail fails all) X 1. Project delivery knowledge and experience X 2. Sufficient contract administration personnel with construction experience χ 3. Written management plan with clear & logical lines of authority X 4. Necessary & appropriate funding and time to carry out the project X 5. Continuity of project management team with project type & scope experience X Necessary and appropriate construction budget X D. Public Body has resolved any audit findings relative to previous projects. X **Alternative Subcontractor Selection Process** Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the **Pass** Fail project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails all) E. Public Benefit a. Benefits of alternative subcontractor selection versus low bid selection Process for determining if alternative subcontractor selection is in the best interest of the public

F. Public Body Engagement/Knowledge

- a. Participation in the alternative subcontractor selection process
- b. Oversight of the GC/CM during the alternative subcontractor selection process
- c. Knowledge of Public Body responsibilities
- d. Knowledge of audit requirements

Reason for Determination Observations/Concerns:

The applicant meets all requirements for the delivery method. Concerned with initial discussions around AUR percentage utilization goals, but believe after discussion they will meet the requirements within the RCW for apprenticeship utilization.

Signature

Project Review Committee (PRC)

GC/CM Project Evaluation Sheet Date: September 26, 2025 Approved PRC Member: Tom Golden Denied Public Agency: Sumner Bonney Lake School District Project Name: Bonney Lake HS Renovation and Expansion Requesting Alternative Subcontractor Selection? Yes No X Subcontractor/Subcontract Package(s): Approve ASSP (y/n) N/A **Project Evaluation Criteria General Contractor/Construction Manager** Determine that the Agency's proposed use of GC/CM on the project meets the requirements for Pass Fail alternative contracting procedures: A. Provides substantial fiscal benefit or traditional delivery method is not practical. X B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for X public works projects where at least one of the following is met: (Pass if meets 1 of 6) 1. Implementation of the project involves complex scheduling, phasing, or coordination, or X 2. The project involves construction at an occupied facility which must continue to operate during Χ construction: or 3. The involvement of the GC/CM during the design stage is critical to the success of the project; or Χ 4. The project encompasses a complex or technical work environment; or X 5. The project requires specialized work on a building that has historic significance; or Χ 6. The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this chapter pertaining to a heavy civil construction project applies unless the X public body expressly elects to procure the project as a heavy civil construction project. C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all) X 1. Project delivery knowledge and experience X 2. Sufficient contract administration personnel with construction experience Χ 3. Written management plan with clear & logical lines of authority X 4. Necessary & appropriate funding and time to carry out the project Χ 5. Continuity of project management team with project type & scope experience X 6. Necessary and appropriate construction budget X D. Public Body has resolved any audit findings relative to previous projects. X Alternative Subcontractor Selection Process Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the Pass Fail project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails all) E. Public Benefit a. Benefits of alternative subcontractor selection versus low bid selection b. Process for determining if alternative subcontractor selection is in the best interest of the public F. Public Body Engagement/Knowledge a. Participation in the alternative subcontractor selection process b. Oversight of the GC/CM during the alternative subcontractor selection process c. Knowledge of Public Body responsibilities d. Knowledge of audit requirements Reason for Determination Observations/Concerns:

The district's first GCCM project, but is the appropriate method. They are being proactive with regard to educating themselves, collaborating with other districts, and utilizing the knowledge and experience of consultants.

Signature Signature

	oject Review Con C/CM Project E	nmittee (PRC) valuation Sheet					
Date: 9/26/25							Χ
PF	RC Member:	Heather Munden		7	Approved Denied		
Рι	ıblic Agency:	Sumner Bonney Lake School Dis	strict		2004		
Pr	oject Name:	Bonney Lake High School Renov	ation & Expansion Project				
Re	questing Alternative S	Subcontractor Selection?	Yes	No X			
Su	bcontractor/Subcontra	act Package(s):	-	_	Approve AS	SSP (y/n)	N
		Proie	ct Evaluation Cri	iteria			
			ractor/Construct				
De alt	etermine that the A	Agency's proposed use of GC/			ır	Pass	Fail
A.	Provides substan	tial fiscal benefit or traditional deli	ivery method is not practica	al.		Х	
B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for public works projects where at least one of the following is met: (Pass if meets 1 of 6)						Х	
		on of the project involves comple				X	
	The project in construction;	nvolves construction at an occupion	ed facility which must contii	nue to operate during		X	
		ent of the GC/CM during the des	ign stage is critical to the su	uccess of the project: o	r	X	
	The project e	ncompasses a complex or techni	cal work environment; or		~	X	
	5. The project re	equires specialized work on a bui	lding that has historic signif	ficance; or	126 556		
	However, no	s, and the public body elects to pr provision of this chapter pertainin xpressly elects to procure the pro	ng to a heavy civil construct	tion project applies unle	oject. ess the		
C.	Public Body has n	necessary experience or team: (m	nust meet all 6 to pass; 1 i	fail fails all)		Х	
		ery knowledge and experience				X	
		tract administration personnel wit				X	
		gement plan with clear & logical I appropriate funding and time to c				X	
		appropriate funding and time to d project management team with pi		anco		X	
		nd appropriate construction budge		TICC		V	
D.	- A	esolved any audit findings relative				X	
		bcontractor Selecti					
De pro E.	pject meets the requ	blic Agency's proposed use of alt irrements for alternative subcontr	ernative subcontractor sele acting procedures: (must m	ection by the GC/CM on neet all 6 to pass; 1 fail	the fails all)	Pass	Fail
		ternative subcontractor selection	versus low bid selection				
		etermining if alternative subcontra		st interest of the public			
F.	Public Body Enga	igement/Knowledge					
	a. Participation i	in the alternative subcontractor se	election process				
		the GC/CM during the alternative f Public Body responsibilities	subcontractor selection pro	ocess	= ,11		
		f audit requirements			=		
Re		mination Observations/Co	oncerns:		» L		
		ank you for taking into considence of GCCM method. Also				each oth	er for
			() THE STATE OF T		ornorito.		
	ather Munder	ν					
Sigr	nature						

Da	te:	September 26, 2025			Approved		Χ
PR	C Member:	mber: Jeannie Natta					7
		Sumner Bonney Lake School Distric	t				8
Pul	olic Agency:						
		Bonney Lake High School Renovation	ons & Expansion				
Pro	ject Name:						
Red	questing Alternative Su	ubcontractor Selection?	Yes	No X			
Sub	contractor/Subcontrac	ct Package(s):			Approve ASS	SP (y/n)	
		Proiect	Evaluation Crit	teria			
		General Contra					
	termine that the Agernative contracting	gency's proposed use of GC/CN g procedures:	M on the project meets	the requirements	for	Pass	Fail
A.	Provides substantia	al fiscal benefit or traditional deliver	ry method is not practical			Х	
B.		lifying criteria under RCW 39.10.34 cts where at least one of the followi			dure for	Х	
		n of the project involves complex se		on Malegaria and all Grand Mexicon September 4		Х	
	 The project involves construction at an occupied facility which must continue to operate during construction; or The involvement of the GC/CM during the design stage is critical to the success of the project; or 						
	4. The project encompasses a complex or technical work environment; or					X	
		quires specialized work on a buildir			2004U 04	Х	
	6. The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this chapter pertaining to a heavy civil construction project applies unless the					X	
	public body expressly elects to procure the project as a heavy civil construction project.						
C.		ecessary experience or team: (mus	st meet all 6 to pass; 1 fa	ail fails all)		Х	
		y knowledge and experience				X	
		ract administration personnel with opersonnel with content plan with clear & logical line				X	
	0	appropriate funding and time to carr				X	
		roject management team with proje		nce		X	
		d appropriate construction budget	erry per an acopta ampanian			X	
D.		solved any audit findings relative to	previous projects.			X	
Αľ	ternative Su	bcontractor Selection	n Process				
De	termine that the Pub	olic Agency's proposed use of alterr	native subcontractor selec	ction by the GC/CM	on the	Pass	E-il
		rements for alternative subcontract	ing procedures: (must me	eet all 6 to pass; 1 fa	il fails all)	rass	Fail
E.	Public Benefit						
		ernative subcontractor selection ver	Control of the Contro				
F.	Public Body Engag	etermining if alternative subcontract	or selection is in the best	interest of the public	,		
		n the alternative subcontractor selec	ction process				
		ne GC/CM during the alternative sul		cess			
		Public Body responsibilities					
	d. Knowledge of	audit requirements					

Reason for Determination Observations/Concerns:

Although the school district has limited experience with GCCM they are taking steps to get training and seek advice from other public owners.

Signature



Dat	e:	September 26, 2025	Approved		Χ
PR	C Member:		Denied		
Pul	olic Agency:	Sumner Bonney Lake School District			-
Pro	ject Name:	Bonney Lake High School Renovations and Expansioin			
Red	uesting Alternative S	Subcontractor Selection? Yes No x			
Sub	contractor/Subcontra		Approve ASSP	(y/n)	
				0 /	
		Project Evaluation Criteria			
		General Contractor/Construction Manager			
De ^a	termine that the A ernative contractin	agency's proposed use of GC/CM on the project meets the requirements for ag procedures:	Р	ass	Fail
Α.		ial fiscal benefit or traditional delivery method is not practical.		Χ	
B.		lifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure cts where at least one of the following is met: (Pass if meets 1 of 6)	for	100.00	
		on of the project involves complex scheduling, phasing, or coordination, or	_	X	
		volves construction at an occupied facility which must continue to operate during		_X_	
	construction;			X	
		ent of the GC/CM during the design stage is critical to the success of the project; or			V
		ncompasses a complex or technical work environment; or			
		equires specialized work on a building that has historic significance; or , and the public body elects to procure the project as, a heavy civil construction projec	.+		
		provision of this chapter pertaining to a heavy civil construction project applies unless			
-		xpressly elects to procure the project as a heavy civil construction project.	11		
C.		ecessary experience or team: (must meet all 6 to pass; 1 fail fails all)		Χ	
		ry knowledge and experience tract administration personnel with construction experience	-	_X	
		gement plan with clear & logical lines of authority	-	X	
	CANAL CONTRACTOR CONTR	appropriate funding and time to carry out the project		X	
		project management team with project type & scope experience		X	
_		d appropriate construction budget		Х	
D.	Public Body has re	esolved any audit findings relative to previous projects.		X	
		bcontractor Selection Process			
De	ermine that the Pu	blic Agency's proposed use of alternative subcontractor selection by the GC/CM on th	e p,	ass	Fail
		irements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fail	s all)	a33	ı alı
E.	Public Benefit a. Benefits of all	ternative subcontractor selection versus low bid selection			
		etermining if alternative subcontractor selection is in the best interest of the public			
F.		gement/Knowledge			
		n the alternative subcontractor selection process			
		he GC/CM during the alternative subcontractor selection process			
		Public Body responsibilities audit requirements			
D			<u> </u>		
		nination Observations/Concerns:			
		semnbled strong in-house project delivery personnel experienced in Go		/ hav	e
sup	pplemented that	talent with appropriate consultant support. The delivery plan is well pl	anned.		
Al	Lella Racery	ul-			
Sign	ature				

Project Review Committee (PRC) GC/CM Project Evaluation Sheet Date: September 26, 2025 Approved PRC Member: Catina Patton Denied Public Agency: Sumner Bonney Lake School District

Yes

Bonney Lake High School Renovations & Expansion Project

Approve ASSP (y/n) **Project Evaluation Criteria**

No X

General Contractor/Construction Manager Determine that the Agency's proposed use of GC/CM on the project meets the requirements for alternative contracting procedures: **Pass** Fail A. Provides substantial fiscal benefit or traditional delivery method is not practical. B. Project meets qualifying criteria under RCW 39.10.340. Public bodies may utilize the GC/CM procedure for public works projects where at least one of the following is met: (Pass if meets 1 of 6) 1. Implementation of the project involves complex scheduling, phasing, or coordination, or X 2. The project involves construction at an occupied facility which must continue to operate during X construction; or 3. The involvement of the GC/CM during the design stage is critical to the success of the project; or X The project encompasses a complex or technical work environment; or X 5. The project requires specialized work on a building that has historic significance; or Χ The project is, and the public body elects to procure the project as, a heavy civil construction project. However, no provision of this chapter pertaining to a heavy civil construction project applies unless the X public body expressly elects to procure the project as a heavy civil construction project. C. Public Body has necessary experience or team: (must meet all 6 to pass; 1 fail fails all) 1. Project delivery knowledge and experience X 2. Sufficient contract administration personnel with construction experience X 3. Written management plan with clear & logical lines of authority Χ 4. Necessary & appropriate funding and time to carry out the project X 5. Continuity of project management team with project type & scope experience X 6. Necessary and appropriate construction budget X D. Public Body has resolved any audit findings relative to previous projects. X

Alternative Subcontractor Selection Process

Determine that the Public Agency's proposed use of alternative subcontractor selection by the GC/CM on the project meets the requirements for alternative subcontracting procedures: (must meet all 6 to pass; 1 fail fails all)

E. Public Benefit

Project Name:

Requesting Alternative Subcontractor Selection?

Subcontractor/Subcontract Package(s):

- a. Benefits of alternative subcontractor selection versus low bid selection
- b. Process for determining if alternative subcontractor selection is in the best interest of the public
- F. Public Body Engagement/Knowledge
 - a. Participation in the alternative subcontractor selection process
 - b. Oversight of the GC/CM during the alternative subcontractor selection process
 - c. Knowledge of Public Body responsibilities
 - d. Knowledge of audit requirements

Reason for Determination Observations/Concerns:

ets Criteria for GC/CM			

Catina	Patton

Signature

Pass

X

X

X

Χ

Χ

X

Fail

	<i>J</i> , J		aladion one	•						
Da	Date: September 26, 2025				Approved		Χ			
PR	C Me	ember:	T. Thomas	the state of the s				Denied		
Pu	blic A	gency:	Sumner Bonney	Lake School District						
Pro	oject	Name:	Bonney Lake Hig	h School Renovation	& Expansion Project					
Re	questi	ng Alternative Su	bcontractor Select	tion?	Yes	No >	<			
Sul	ocontr	actor/Subcontrac	t Package(s):			_		Approve ASS	SP (y/n)	
				Droinet E	valuation Cri	torio				
			Gene	-	valuation Cri or/Construct		nager			
		ine that the Aq	gency's propose		on the project meets		-		Pass	Fail
Α.			N 2	r traditional delivery r	method is not practica	ď.			Х	
В.	Pro	ject meets quali	fying criteria und	er RCW 39.10.340.	Public bodies may util is met: (Pass if meet	lize the GC/	CM procedu	re for		
	1.	Implementation	n of the project in	volves complex sche	eduling, phasing, or co	oordination,	or		Х	
	The project involves construction at an occupied facility which must continue to operate during construction; or							Х		
	3.				age is critical to the su	uccess of th	e project; or		X	
	4. 5.	100 AVE	The second secon	nplex or technical w		•			Χ	
C.	6. Pub	The project is, However, no public body explic Body has ne	and the public be rovision of this ch pressly elects to cessary experier	ody elects to procure napter pertaining to a procure the project a nce or team: (must n	that has historic signif the project as, a heav heavy civil construct as a heavy civil construct theet all 6 to pass; 1 to	vy civil cons ion project a uction proje	applies unles			
		The same of the sa	knowledge and						Χ	
				n personnel with con clear & logical lines c	struction experience				X	
			· ·	g and time to carry o	•				X	
		Millian and the control of the contr	parameter and the second probability and the second second in		type & scope experie	nce			X	
		5 200	appropriate con		71				Х	
D.	Pub	lic Body has res	solved any audit	findings relative to pr	evious projects.				Х	
De	termi oject r Pub a.	ne that the Publ neets the requir plic Benefit Benefits of alte	lic Agency's proprements for alterromative subcontra	native subcontracting actor selection versu	ve subcontractor sele procedures: (must m s low bid selection	eet all 6 to	pass; 1 fail f		Pass	Fail
F.	Pub a. b. c.	lic Body Engag Participation in Oversight of the Knowledge of F	ement/Knowledg the alternative s	e ubcontractor selection the alternative subco consibilities	selection is in the bes on process ontractor selection pro		tne public			

Reason for Determination Observations/Concerns:

Although the applicant has limited experience, they have reached out to other Owners for guidance and are taking training and will utilize OAC's experience to create a successful team and project.

Signature